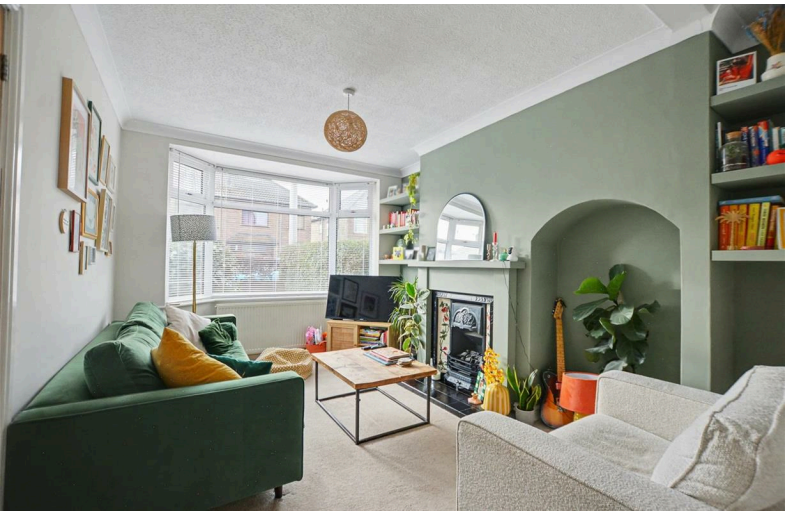
Robert Ellis

look no further...



West Crescent,
Beeston Rylands, Nottingham
NG9 1QE

£315,000 Freehold

0115 922 0888

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A 1930s built traditional three bedroom semi-detached house with a large extension to the rear.

Tucked away in a small and sought after cul-de-sac, this well presented house has a particularly impressive open plan kitchen diner/living area with feature full height ceilings, Velux windows and a quality fitted kitchen.

In brief the internal accommodation comprises: Entrance hallway with useful walk in cupboard, sitting room and open plan kitchen/diner with living space. Rising to the first floor are two double bedrooms, a further single bedroom and a bathroom.

Outside the property has a driveway to the front and an established rear garden with patio, shrubs and lawn.

Likely to appeal to a variety of potential purchasers, this property is within easy walking distance of Beeston canal and train station as well as local shops and other amenities.

This great house is well worthy of viewing.

Entrance Hallway
A composite double glazed entrance door leads to hallway with radiator, stairs off to first floor landing and walk in storage cupboard with UPVC double glazed window and Ideal boiler.

Sitting Room
16'7" x 10'4" (5.07 x 3.15)
With UPVC double glazed bay window, radiator and fuel effect gas fire with tiled hearth and surround and Adam style mantle.

Kitchen/Diner/Living Space
19'9" x 16'2" decreasing to 14'10" (6.04 x 4.94 decreasing to 4.53)
With an extensive range of quality fitted wall and base units, worksurfacing with tiled splashbacks, one and a half bowl sink with mixer tap, inset induction hob with extractor above, inset electric double oven and grill, plumbing for a washing machine, integrated dishwasher, large larder cupboard, inset ceiling spotlights, two UPVC double glazed windows, two feature Velux windows, two radiators and patio doors leading to the rear garden.

First Floor Landing
With UPVC double glazed window.

Bedroom One
13'8" x 10'2" (4.17 x 3.12)
With UPVC double glazed window and radiator.

Bedroom Two
10'11" x 8'11" (3.35 x 2.73)
With UPVC double glazed window, radiator and fitted wardrobes.

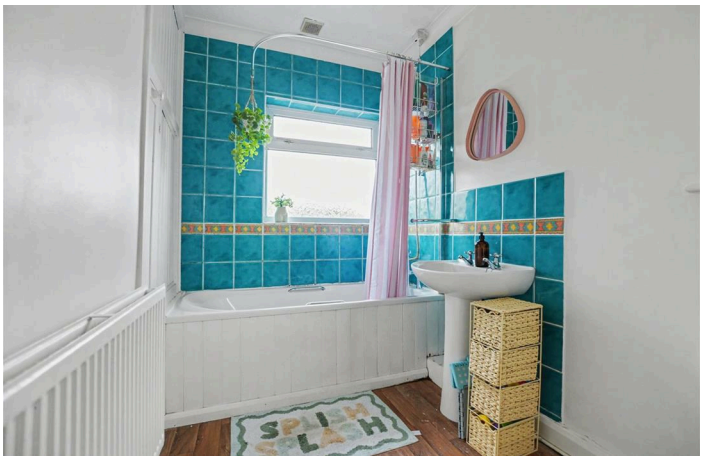
Bedroom Three
7'11" x 7'0" (2.42 x 2.15)
With UPVC double glazed window and radiator.

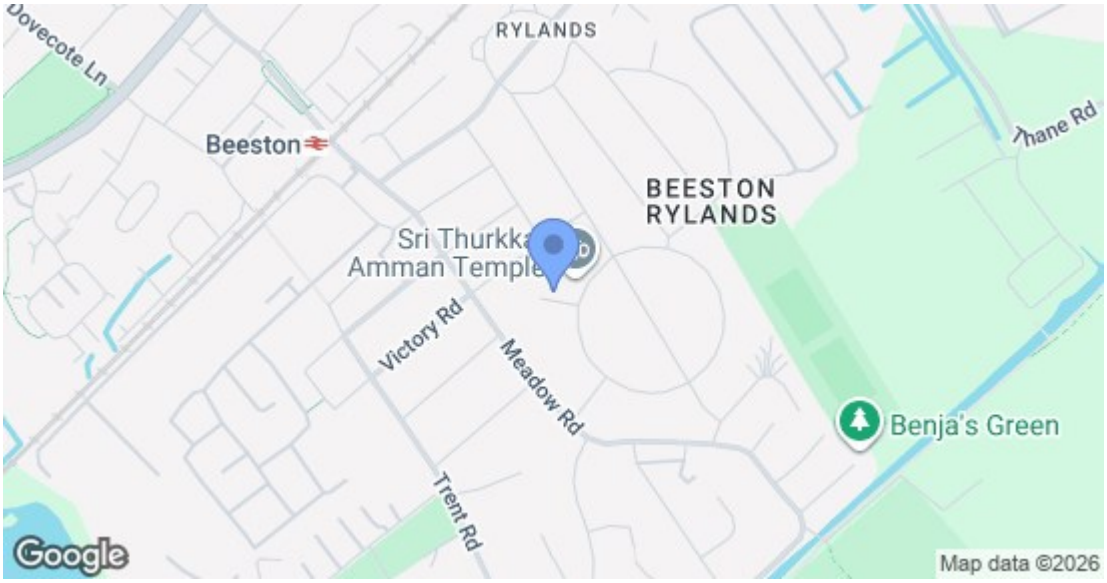
Bathroom
Incorporating a three piece suite comprising WC, pedestal wash hand basin, bath with shower off the taps, part tiled walls, two UPVC double glazed windows, extractor fan, radiator, fitted cupboard and loft hatch.

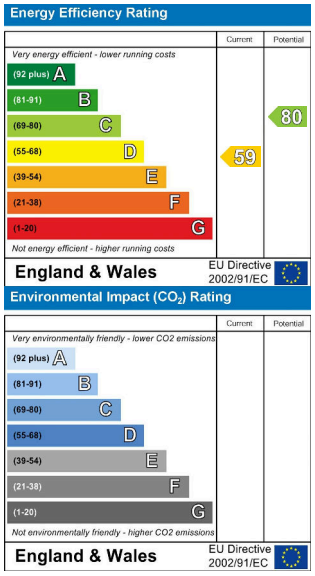
Outside
To the front of the property has a driveway providing car standing with gated access to the rear and an established front garden with a walled boundary and shrubs. To the rear the property has an enclosed garden with a patio with outside tap and power point, lawned garden, stocked beds and borders with mature shrubs and trees and a useful shed.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: Obtained for work carried out.
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.







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